



Osbornes
Independent estate agents

Hornchurch Square | Farnborough

A spacious and well-presented second floor apartment, set within a modern development in a convenient Farnborough location.

Two Double Bedrooms | Modern Kitchen | Modern Bathroom | En-Suite to Main Bedroom | Allocated Parking | No Onward Chain

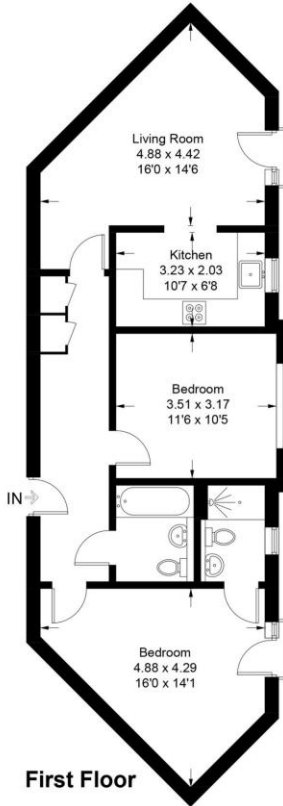
£212,000 | Leasehold

A spacious and well-presented second floor apartment, set within a modern development in a convenient Farnborough location. The property offers two generous double bedrooms, including a particularly impressive principal bedroom with en-suite shower room, together with a separate bathroom. There is a bright and airy living/dining room with double doors and a Juliet balcony, as well as a modern fitted kitchen with a good range of storage and worktop space. With approximately 747 sq ft of accommodation, the apartment feels well proportioned throughout and would make an ideal first time purchase, investment or home for those looking to downsize without compromising on space. The property further benefits from an allocated parking space. Hornchurch Square is well placed for access to Farnborough town centre, local amenities and transport links, including Farnborough Main station, the A331 and M3. An internal viewing is highly recommended. No onward chain. EPC Band: C Council Tax Band: C Lease Remaining 111 years, Service charge £172.73 per month, Ground Rent £500 per annum. Lease details, service charges, ground rent, maintenance charges (where applicable), and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.





Approximate Gross Internal Area
69.4 sq m / 747 sq ft



First Floor



Hornchurch Square

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1101520)

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	